

	<p>ACTION TAKEN UNDER DELEGATED POWERS BY OFFICER 1 February 2017</p>
<p>Title</p>	<p>Brent Cross Cricklewood Scheme - Whitefield Estate Acquisitions</p>
<p>Report of</p>	<p>Interim Deputy Chief Executive and Commissioning Director, Growth and Development</p>
<p>Wards</p>	<p>Childs Hill, Golders Green and West Hendon</p>
<p>Status</p>	<p>Public with separate exempt report</p>
<p>Enclosures</p>	<p>Appendix 1 – Brent Cross Cricklewood Scheme Site Boundary</p>
<p>Officer Contact Details</p>	<p>Angela Latty, Senior Regeneration Officer, angela.latty@barnet.gov.uk, Tel 0208 359 7188</p>

Summary

This report is to authorise the private treaty acquisition of the remaining residential leasehold and freehold interests within the Compulsory Purchase Order 1 (CPO1) and Compulsory Purchase Order 2 (CPO2) areas of the Brent Cross Cricklewood Scheme in accordance with Heads of Terms to be agreed in respect of each property.

Decisions

1. To approve the private treaty acquisition of those residential leasehold and freehold interests within the Brent Cross Cricklewood Scheme as specified in this report and in accordance with Heads of Terms in respect of each property.
2. To authorise the preparation of the contracts and relevant documentation for each acquisition and to complete the purchases of these property transactions.

1. WHY THIS REPORT IS NEEDED

- 1.1 The Council will be acquiring a number of leasehold and freehold interests to support the delivery of the Brent Cross Cricklewood Scheme, and officers are required to report on each property transaction. On 16th January and 8th September 2014, the Assets Growth and Regeneration Committee granted approval for the Council to negotiate and enter into agreements to acquire by private treaty the leasehold and freehold interests within the site boundary as shown on the plan at Appendix 1 and the specified properties fall within the CPO1 and CPO2 areas identified on the plan.
- 1.2 In order to facilitate the delivery of the scheme, the Assets Growth and Regeneration Committee (3rd March 2015) granted a resolution to make two Compulsory Purchase Orders (CPOs) on the scheme. The first CPO (CPO1) will facilitate the delivery of Brent Cross Cricklewood North which includes Phase 1A and Phase 1B North. The second CPO (CPO2) will facilitate the delivery of Brent Cross Cricklewood South which includes Phase 1B South and land to south of the North Circular.
- 1.3 On 3 March 2015, following the Committee's recommendation, Full Council approved that two separate compulsory purchase orders (CPOs) be made pursuant to the powers in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) for the acquisition of the land as shaded in the plan attached at Appendix 1 (appendix C of the 3 March 2014 report). This land is needed to bring forward the regeneration proposals in respect of the first phase development to deliver the redevelopment of the shopping centre and critical infrastructure (CPO1) and the BXC South proposals (CPO2) as part of the overall comprehensive regeneration of the Brent Cross Cricklewood area.
- 1.4 The Council made these orders on 20th April 2015 and subsequently notices were served on the affected properties on 30th April 2015. A conjoined CPO1 and CPO2 Inquiry was held from 17 May 2016 to 6 July 2016, and a decision on whether to confirm the CPOs is likely to be made by the Secretary of State later this year.
- 1.5 These leasehold and freehold interests are affected by the CPOs and this land is needed for the first phase and it includes the land required for the delivery of significant infrastructure which will support the regeneration of the wider Brent Cross Cricklewood scheme.
- 1.6 The Assets Regeneration and Growth Committee (8th September 2014) delegated authority to the appropriate chief officer to enter into agreements to acquire by private treaty the land interests in the CPO1 and CPO2. As a consequence this report will be approved by the Interim Deputy Chief

Executive and Commissioning Director, Growth and Development. As mentioned earlier in the report, officers are required to report on each acquisition. As a result a Delegated Power Report was approved on 9th November 2015 to proceed with the priority acquisition of 8 residential properties and this was followed by a further Delegated Powers Report on 13th June 2016 to report on another 8 properties. This report will cover the remaining residential properties in the CPO1 and CPO2 areas.

2. REASONS FOR DECISIONS

- 2.1 The comprehensive regeneration of Brent Cross Cricklewood is a longstanding objective of the Council and a key regeneration priority of the Mayor of London. At 151 Ha, it is one of the largest regeneration schemes in Europe. The London Plan identifies it as an Opportunity Area with an indicative employment capacity target of 20,000 jobs and a minimum new homes target of 10,000 homes. The Council's Core Strategy reinforces the significant comprehensive regeneration opportunity, which includes a new town centre, major new and improved transport and community facilities, and other infrastructure and public areas.
- 2.2 The leasehold and freehold acquisitions in CPO1 and CPO2 forms part of the land acquisition strategy and this land together with other interests are integral to the comprehensive delivery of Brent Cross Cricklewood Scheme.

3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 3.1 In accordance with statutory guidance CPO powers should be exercised as a last resort and the Council as the acquiring authority is expected to try and negotiate the acquisition of the relevant interests, by way of private treaty acquisitions.

4. POST DECISION IMPLEMENTATION

- 4.1 GL Hearn are acting on behalf the Council and the Development Partners and they will negotiate the proposed terms for the private treaty buy backs. HB Public Law will continue to draw up the relevant legal agreements for signing to reflect what has been agreed. Regular updates on the progress of private treaty negotiations are provided to Assets Regeneration and Growth Committee in addition to updates on community consultation and engagement activity.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The regeneration of Brent Cross Cricklewood supports the Council's

Corporate Plan 2015-20 which states that the council will work with local, regional and national partners to strive to ensure that Barnet is a place:

- of opportunity, where people can further their quality of life
- where people are helped to help themselves, recognising that prevention is better than cure
- where responsibility is shared, fairly
- where services are delivered efficiently to get value for money for the taxpayer.

5.1.2 The Growth Strategy for Barnet recognised that regeneration and growth are vital for ensuring the future prosperity of the Borough and maintaining Barnet as a successful London suburb. The scheme to transform Brent Cross Cricklewood will play a major role in delivering this prosperity, doubling the size of the shopping centre and linking seamlessly to a new town centre for Barnet and North London across the North Circular Road. Brent Cross Cricklewood is one of Barnet's priority regeneration areas, and will provide approximately 7,500 new homes over the next 20 years. It is a key part of the wider revitalisation of the A5 corridor, linking Brent Cross Cricklewood with developments at West Hendon, Colindale and Edgware and improvements to Cricklewood Town Centre, to create a series of high quality modern suburbs.

5.1.3 The first phase of the Brent Cross Cricklewood project includes the redevelopment of the shopping centre, creation of major new infrastructure, improved links to the existing tube station, and delivery of around 2,461 new homes over the next 8-10 years. This will create an estimated 3,000 construction jobs, and 4,000 permanent jobs. The Thameslink Station is important to the success of the regeneration scheme in both place-making as well as viability terms. However, at present the scheme does not benefit from the delivery of the station until the later phases. Bringing the station forward in the delivery programme will increase the attractiveness of Brent Cross Cricklewood area as a place to live, shop and work and thereby improve the viability of Brent Cross Cricklewood South and will also increase the pace of delivery of new homes.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 GL Hearn will be undertaking private treaty negotiations to secure the acquisition of the following leasehold and freehold interests on the Whitefield Estate:

Areas	Property Acquisition	Type
CPO1	6 Claremont Way, Golders Green, London	Leaseholder
	8 Claremont Way, Golders Green, London	Leaseholder
	16 Claremont Way, Golders Green, London	Leaseholder
	3 Anderson Court, Whitefield Avenue, London	Leaseholder
	6 Anderson Court, Whitefield Avenue,	Leaseholder

	London	
	9 Anderson Court, Whitefield Avenue, London	Leaseholder
	4 Rawlinson Court, Whitefield Avenue, London	Leaseholder
	7 Rawlinson Court, Whitefield Avenue, London	Leaseholder
	12 Rawlinson Court, Whitefield Avenue, London	Leaseholder
	1 Dyson Court, Whitefield Avenue, London	Leaseholder
	3 Dyson Court, Whitefield Avenue, London	Leaseholder
	5 Dyson Court, Whitefield Avenue, London	Leaseholder
	6 Dyson Court, Whitefield Avenue, London	Leaseholder
	1 Whitefield Avenue, London	Freeholder
	2 Whitefield Avenue, London	Freeholder
	4 Whitefield Avenue, London	Freeholder
	8 Whitefield Avenue, London	Freeholder
	9 Whitefield Avenue, London	Freeholder
	11 Whitefield Avenue, London	Freeholder
	13 Whitefield Avenue, London	Freeholder
	16 Whitefield Avenue, London	Freeholder
Areas	Property Acquisition	Type
CPO2	Flat 13 Whyhcote Point, Claremont Road	Leaseholder
	Flat 16 Whyhcote Point, Claremont Road	Leaseholder
	Flat 17 Whyhcote Point, Claremont Road	Leaseholder
	Flat 18 Whyhcote Point, Claremont Road	Leaseholder
	Flat 31 Whyhcote Point, Claremont Road	Leaseholder
	Flat 36 Whyhcote Point, Claremont Road	Leaseholder
	Flat 42 Whyhcote Point, Claremont Road	Leaseholder
	Flat 43 Whyhcote Point, Claremont Road	Leaseholder
	Flat 22 Clare Point, Claremont Road	Leaseholder
	Flat 24 Clare Point, Claremont Road	Leaseholder
	Flat 25 Clare Point, Claremont Road	Leaseholder
	Flat 30 Clare Point, Claremont Road	Leaseholder
	Flat 33 Clare Point, Claremont Road	Leaseholder
	Flat 35 Clare Point, Claremont Road	Leaseholder
	Flat 36 Clare Point, Claremont Road	Leaseholder
	Flat 38 Clare Point, Claremont Road	Leaseholder
	Flat 2 Norden Point, Claremont Road	Leaseholder
	Flat 3 Norden Point, Claremont Road	Leaseholder
	Flat 4 Norden Point, Claremont Road	Leaseholder
	Flat 6 Norden Point, Claremont Road	Leaseholder
	Flat 7 Norden Point, Claremont Road	Leaseholder
	Flat 9 Norden Point, Claremont Road	Leaseholder
	Flat 10 Norden Point, Claremont Road	Leaseholder
	Flat 16 Norden Point, Claremont Road	Leaseholder
	Flat 17 Norden Point, Claremont Road	Leaseholder
	Flat 18 Norden Point, Claremont Road	Leaseholder
	Flat 19 Norden Point, Claremont Road	Leaseholder

	Flat 28 Norden Point, Claremont Road	Leaseholder
	Flat 29 Norden Point, Claremont Road	Leaseholder
	Flat 38 Norden Point, Claremont Road	Leaseholder
	Flat 40 Norden Point, Claremont Road	Leaseholder
	Flat 41 Norden Point, Claremont Road	Leaseholder
	Flat 43 Norden Point, Claremont Road	Leaseholder

- 5.2.2 The market value of each property is determined by qualified surveyors, and additional payments (e.g. CPO compensation payments, loss payments etc) are referred to in the agreed Heads of Terms. Further details on the above mentioned properties are contained within the exempt report. The total estimated costs for these acquisitions are in the region of £17 million.
- 5.2.3 HB Public Law has been instructed by the Council to draft the relevant contracts and to complete on these purchases.
- 5.2.4 Some acquisitions will be funded through the Advanced Acquisition Scheme, which was originally approved by the Policy and Resources Committee on 21st July 2014, since further increased to c£14m. The revised amount was approved by Policy and Resources Committee on 16th December 2015.
- 5.2.5 In addition, residential acquisitions made under an option can be financed through the CPO 2 capital funding bid for Brent Cross Cricklewood, which was originally approved by Cabinet on 25th February 2014. Since then this fund was further increased to c£34m, and this was approved by Policy and Resources Committee on 16th December 2015.
- 5.2.6 Also, Argent Related are now in a position to acquire properties and they may consider acquiring some of the properties in CPO2. The council will continue to acquire properties in CPO1 through its Advanced Acquisition Scheme or CPO Capital Fund Budget.
- 5.2.7 The Council are anticipating to complete on no more than eight acquisitions from the list of properties in paragraph 5.2.1 in the next year. This figure is in addition to the agreed number of acquisitions which officers received approval for, in the Delegated Powers Reports dated 13 June 2016 and 9th November 2015.

5.3 Legal and Constitutional References

- 5.3.1 The Council Constitution, the Management of Asset, Property and Land Rules 7.1 states that “Any Asset acquisition or disposal...must be Authorised in accordance with Delegated Powers as shown in Table A in Appendix 1 of these Management of Asset, Property and Land Rules”. The Assets Regeneration and Growth Committee (8th September 2014) delegated authority to the appropriate Chief Officer who will be authorised to ‘...enter

into agreements and undertakings with the owners and/or occupiers of the land in the said areas so as to facilitate its acquisition' as stated in the recommendation (a) of the report. In addition, the Assets Regeneration and Growth Committee (3rd March 2015) has delegated authority to the appropriate Chief Officers to '... implement the CPO powers and acquire title to and/or take possession of the land'. This report executes the Council's decision.

- 5.3.2 The Council Constitution, Responsibility for Functions, Annex B (Scheme of Delegated Authority to officers) – section 1.1 provides that Chief Officers can take decisions in all matters where they have managerial or professional responsibility; section 1.6 states that formal reporting of decisions will take place if action or decisions involve the 'exercise of specific powers pertaining to finance, borrowing and investments'.

5.4 **Risk Management**

- 5.4.1 Whilst the CPO is ongoing, the Council can continue negotiations to acquire properties by agreement. This approach will clearly demonstrate our attempts to proactively engage with homeowners in line with the Council's statutory duty which will place the Council in a favourable position throughout the CPO Inquiry and in the period leading up to the decision from the Secretary of State. There is a risk that the Secretary of State will not confirm the CPO, at which point the Council will need to try to acquire all the properties listed by private treaty.
- 5.4.2 Once the decision has been made, there will be a judicial review period of up to 6 weeks where objectors and the Council will have the opportunity to appeal the decision.
- 5.4.3 HB Public Law is currently drafting up the contracts and will be finalising them shortly.
- 5.4.4 The issues involved are unlikely to give rise to policy considerations or to give rise to significant levels of public concern.

5.5 **Equalities and Diversity**

- 5.5.1 The broad purpose of this duty is to integrate considerations of equality into day business and keep them under review in decision making, the design of policies and the delivery of services. The public sector equality duty under section 149 of the Equality Act 2010 ("PSED") requires the Council to have due regard to: (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; and (ii) the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. 'Protected characteristics' are: gender, race and disability, sexual orientation, age, religion or belief, pregnancy and maternity and gender

reassignment.

- 5.5.2 The Council is committed to improving the quality of life for all and wider participation in the economic, educational, cultural, social and community life in the Borough.
- 5.5.3 The development proposals for the Brent Cross Cricklewood scheme will make a significant contribution to the provision of additional, high quality affordable housing units in the Borough as well as providing employment through the creation of a new town centre with leisure, health and educational facilities. The delivery of the Thameslink Station will enhance public transport provision and improve accessibility and provide greater choice for all. It should be emphasised that a fully integrated and accessible town centre will be created as part of these proposals.
- 5.5.4 Important to note that all relevant equalities and diversity issues were considered as part of the original planning application which was approved by the Mayor of London in October 2010.
- 5.5.5 The equalities implications will be regularly reviewed and updated whether through an Equalities Impact Assessment Plan or by other mediums during the life of the project.

5.6 **Consultation and Engagement**

- 5.6.1 Extensive consultation has and will continue to be undertaken with the community to ensure that the scheme reflects local needs including the needs of those with protected characteristics, as well as securing the future of North London's only regional shopping centre.

6. **BACKGROUND PAPERS**

- 6.1 Cabinet Resources Committee, 19 October 2010 (Decision Item 5) – approved the changes to the terms and conditions of the Development Framework Agreement and the two Principal Development Agreements regarding Brent Cross Cricklewood (as considered and approved by Cabinet in October 2009)
<http://barnet.moderngov.co.uk/Data/Cabinet%20Resources%20Committee/201010191900/Agenda/Document%203.pdf>
- 6.2 Cabinet Resources Committee, 18 April 2013 (Decision Item 14) - noted that the Brent Cross Cricklewood Development Partners wished to modify the existing planning consent to allow re-phasing; approved that the Director for Place begin preparations to enable the Council to procure a development partner to deliver the regeneration of the southern parts of Brent Cross Cricklewood Regeneration Area and confirmed the continued appointment of the external advisors for the Brent Cross Cricklewood Regeneration project, and the procurement of appropriate additional advice, and to delegate

authority to the Director for Place to deal with necessary contractual issues or arrangements.

<http://barnet.moderngov.co.uk/mgConvert2PDF.aspx?ID=8369&ISATT=1#search=%22Brent%20Cross%20%22>

- 6.3 Cabinet Resources Committee, 16 January 2014 (Decision Item 6) - approved the changes to the terms of the Brent Cross Principal Development Agreement (as considered and approved by CRC in October 2010) and the terms for the Co-operation Agreement as set out in Section 9 of this report; authorised the Chief Executive in consultation with the Leader of the Council to agree the detail of the Brent Cross Principal Development Agreement and Co-operation Agreement; approved commencement of market testing through the issue of a Prior Information Notice to inform the delivery strategy for the Brent Cross Cricklewood South area; and approve that the Council enter into negotiations with landowners to acquire land required in advance of any Compulsory Purchase Order, subject to approval of the bid for capital funding by Cabinet on 25 February 2014; and approved that the Council continue the design and development work to develop the business case and funding strategy for delivery of the Thameslink Station, subject to approval of the capital funding bid by Cabinet on 25 February 2014; and delegate authority to the Strategic Director for Growth and Environment to procure the necessary advice and consultants to progress the Brent Cross project workstreams and deal with the related contractual issues and arrangements.
<http://barnet.moderngov.co.uk/mgConvert2PDF.aspx?ID=12505&ISATT=1#search=%22Brent%20Cross%20%22>
- 6.4 Assets, Regeneration and Growth Committee dated 9 July 2014 approved the procurement of a partner for the Brent Cross Cricklewood South development through an OJEU Negotiated route in accordance with the Brent Cross South Procurement and Delivery Strategy, and approved the Council's requirements for the Brent Cross Cricklewood South opportunity; and noted procurement timetable and that to meet this timetable an additional meeting would be needed to approve the selection of a preferred partner, which would be called in accordance with statutory requirements and the Council's constitution.
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MIId=7960&Ver=4>
- 6.5 Assets, Regeneration and Growth Committee dated 21 July 2014 approved the funding of £8.773 million for RE to acquire leasehold properties for the Council on the Council's Regeneration Estates from leaseholders who wish to sell in advance of a Compulsory Purchase Order and use these properties as temporary accommodation until they are required by the development.
<http://barnet.moderngov.co.uk/documents/s16154/Funding%20for%20an%20Extra%20Care%20Housing%20Scheme%20at%20Moreton%20Close%20NW7%20and%20Advance%20Acquisitions%20of%20Leasehold.pdf>

- 6.6 Assets, Regeneration and Growth Committee dated 8 September 2014 approved that the appropriate Chief Officers be authorised to negotiate and enter into agreements to acquire by private treaty the land and interests in the areas shown on the plan at Appendix 1 and to approve and enter into agreements and undertakings with the owners and/or occupiers of the land in the said areas so as to facilitate its acquisition and that the appropriate Chief Officers be authorised to arrange for a land referencing exercise (including the service of statutory requisitions) to be undertaken to identify all parties with interests in the land shown edged red and shaded pink and shaded blue on the plan at Appendix 1.
<http://barnet.moderngov.co.uk/documents/s17302/Brent%20Cross%20Cricklewood%20-%20Report.pdf>
- 6.7 Assets, Regeneration and Growth Committee dated 15 December 2014 noted progress on the Brent Cross Cricklewood project.
<http://barnet.moderngov.co.uk/documents/s19845/BXC%20update%20-%20Publish.pdf>
- 6.8 Urgency Committee, 26 February 2015 (Decision Item 1)
<https://barnetintranet.moderngov.co.uk/documents/s21721/Annex%201%20Report%20to%20Urgency%20Committee%2026%20February%202015.pdf>
- 6.9 Full Council dated 3 March 2015 approved the appointment of Argent and Related Companies PLC (Bidder Z) as the Council's preferred development partner for the Brent Cross Cricklewood South Scheme; the selection of Gateway Barnet consortium comprising Far East Consortium, Countryside Properties and Notting Hill Housing Trust (Bidder Y) as the Council's reserve development partner for the Brent Cross Cricklewood South Scheme; authorise Officers to work up the Business Plan, Project Agreement and documentation necessary to form the joint venture for consideration and approval by Assets, Regeneration and Growth Committee prior to formally entering into the joint venture contract and authorised the Commissioning Director (Growth and Development) to determine the exact structure of the joint venture arrangement.
<http://barnet.moderngov.co.uk/documents/g7819/Public%20reports%20pack%2003rd-Mar-2015%2019.30%20Council.pdf?T=10>
- 6.10 Full Council dated 3 March 2015 approved that a compulsory purchase order (CPO) be made pursuant to the powers in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) for the acquisition of the land shaded pink on the plan at Appendix 1 and pursuant to section 13 of the Local Government (Misc Provisions) Act 1976 to acquire new rights in respect of the land shaded blue on the said plan to deliver (CPO1); That the appropriate Chief Officers be authorised to settle the final form and content of the CPO and associated documentation and take all action needed to pursue the CPO and secure its confirmation; That the appropriate Chief Officers be authorised, following the confirmation of the CPO, to implement the CPO powers and acquire title to and/or take possession of the land ; That the appropriate Chief Officers be authorised to carry out the necessary procedures under Part 11 of

the Housing Act 1985 and to use Ground 10A to obtain vacant possession of Council owned dwellings that are occupied by secure tenants in the area shown shaded pink on the plan at Appendix 1 ; that the appropriate Chief Officers be authorised to approve the service of Initial and Final Demolition Notices as required pursuant to the Housing Act 2004 to suspend the right to buy on properties due for demolition which are situated on the Whitefield Estate but fall within the Brent Cross North Development and on the Rosa Freedman Centre; and that the appropriate Chief Officers be authorised to take all necessary steps to re-house secure tenants from the Sheltered Housing Units at Rosa Freeman and to pay statutory home loss and disturbance to those tenants.

<http://barnet.moderngov.co.uk/documents/g7819/Public%20reports%20pack%2003rd-Mar-2015%2019.30%20Council.pdf?T=10>

- 6.11 Full Council on 3 March 2015 approved that a compulsory purchase order (CPO) be made pursuant to the powers in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) for the acquisition of the land to deliver the first south side phase (known as CPO2) shaded pink on the plan at Appendix 1 ; That the appropriate Chief Officers be authorised to settle the final form and content of the CPO and associated documentation and take all action needed to pursue the CPO and secure its confirmation; That the appropriate Chief Officers be authorised, following the confirmation of the CPO, to implement the CPO powers and acquire title to and/or take possession of the land; That the appropriate Chief Officers be authorised to carry out the necessary procedures under Part 11 of the Housing Act 1985 and to use Ground 10A to obtain vacant possession of Council owned dwellings that are occupied by secure tenants in the area shown shaded pink on the plan at Appendix 1 and that the appropriate Chief Officers be authorised to approve the service of Initial and Final Demolition Notices as required pursuant to the Housing Act 2004 to suspend the right to buy on properties due for demolition which are situated on the Whitefield Estate but fall within the Brent Cross South Development.

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MID=7819#A11444>

- 6.12 Policy and Resources Committee, 16 December 2015 (Appendix C - Capital Additions 2016 – 2020), members approved an increase in the capital funding bid for Brent Cross Cricklewood and in the Advanced Acquisition Scheme.

<http://barnet.moderngov.co.uk/documents/s28177/Appendix%20C%20-%20Capital%20Additions%20and%20Reductions.pdf>

7. DECISION TAKER'S STATEMENT

- 7.1 *I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is*

compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.

8. OFFICER'S DECISION

I authorise the following action

- 8.1 To approve the private treaty acquisition of the remaining residential leasehold and freehold interests within Phase 1 of the Brent Cross Cricklewood Scheme as specified in this report and in accordance with Heads of Terms in respect of each property.**
- 8.2 To authorise the preparation of the contracts and relevant documentation for each acquisition and to complete the purchases of these property transactions.**

Signed



**Cath Shaw
Commissioning Director, Growth & Development
Interim Deputy Chief Executive**

Date

01/02/2017
